

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

9 Isdell St Tarneit

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$800,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$ \$493,500 *House x *unit Suburb or locality Tarneit
Period - From 1 May 2016 to 1 May 2017 Source Real estate. Com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 16 ISDELL ST, TARNEIT, VIC 3029	\$ 575,000	08/02/2017
2 4 LANSLOWNE PDE, TARNEIT, VIC 3029	\$ 570,000	08/12/2016
3 5 ISDELL ST, TARNEIT, VIC 3029	\$ 580,000	09/01/2017

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)